

096.0

0002

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

997,600 / 997,600

USE VALUE:

997,600 / 997,600

ASSESSED:

997,600 / 997,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
170		CROSBY ST, ARLINGTON

Legal Description		User Acct
		62719
GIS Ref		
GIS Ref		
Insp Date		10/29/18
10/29/18		

OWNERSHIP

Unit #:

Owner 1: BUTLER BENJAMIN W & EMILY J

Owner 2:

Owner 3:

Street 1: 170 CROSBY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RUSSO RICHARD F -

Owner 2: -

Street 1: 170 CROSBY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .186 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2139 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

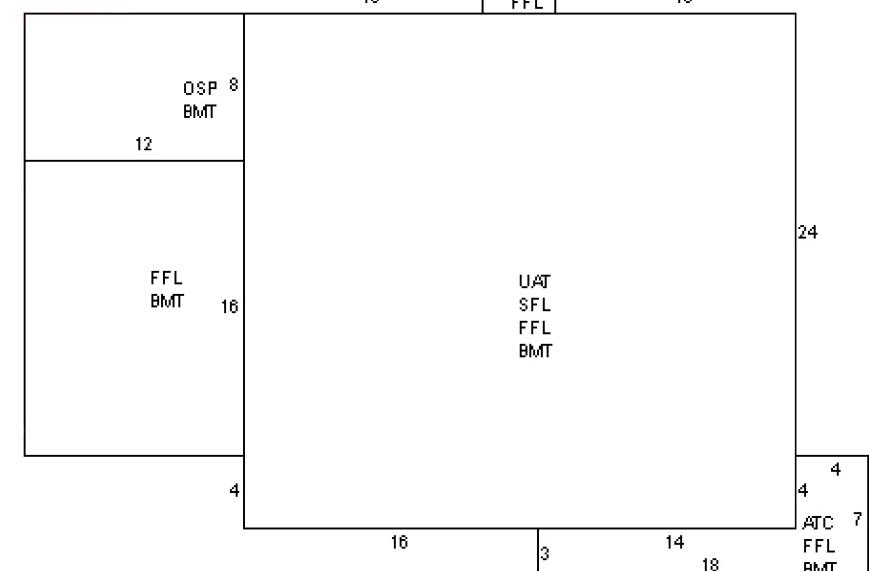
EXTERIOR INFORMATION

Type:	97 - Tudor	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	7 - Brick	50 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1933
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 25 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**CALC SUMMARY****COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ:	135.00			
Size Adj.:	1.18178010			
Const Adj.:	1.00711405			
Adj \$ / SQ:	160.675			
Other Features:	95500			
Grade Factor:	1.33			
NBHD Inf:	1.00000000			
NBHD Mod:				
LUC Factor:	1.00			
Adj Total:	654943			
Depreciation:	121819			
Depreciated Total:	533124			
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:			Before Depr:	213.70
Special Features:	0		Val/Su Net:	153.23
Final Total:	533100		Val/Su SzAd:	269.99

COMMENTS**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRs: 4 Baths: 1 HB: 1	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	4	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	8	4	

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,198	48.200	57,747	UAT	100	FLA	90	F
FFL	First Floor	1,110	160.680	178,350					
SFL	Second Floor	840	160.680	134,967					
UAT	Upper Attic	210	87.410	18,356					
OSP	Screen Porch	96	37.320	3,583					
ATC	Attic	25	160.680	3,937					
Net Sketched Area:				3,479	Total:	396,940			
Size Ad	1974.5	Gross Area	4154	FinArea	2139				

IMAGE

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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PARCEL ID 096.0-0002-0001.0

More: N

Total Yard Items:

Total Special Features:

Total: